



EALING CROSS

85 UXBRIDGE ROAD | LONDON

A modern multi-story office building with a prominent glass facade, situated on a city street. The building features a mix of glass, light-colored panels, and blue-tinted windows. The sky is bright blue with scattered white clouds. In the foreground, there are green trees, a sidewalk with a few people, and a road with a red double-decker bus and other vehicles. The overall scene is bright and clear.

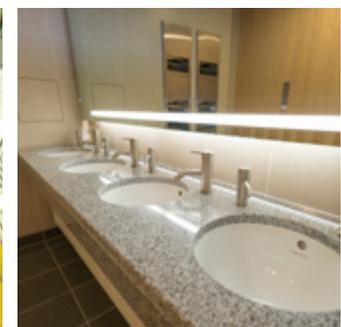
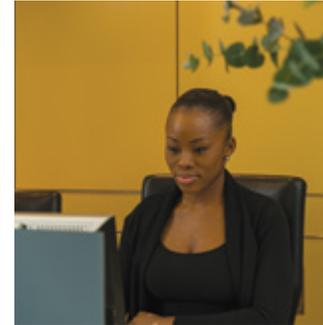
STEP THROUGH THE DOOR INTO THE DOUBLE-HEIGHT RECEPTION AND ENJOY THE FEELING THAT COMES FROM WORKING IN ONE OF THE BEST BUILDINGS IN WEST LONDON



FEELING DYNAMIC

Just a few miles from London's bustling West End is one of the capital's most vibrant and cosmopolitan suburbs with its own unique and appealing identity. You've guessed it, we're talking about Ealing.

Also known as 'Queen of the Suburbs', it's a sought after place to live and work, alive with an eclectic mix of international restaurants, bars, markets and cafés. There are shops galore, art galleries, a theatre and a handful of gymnasiums. This exciting and dynamic hub is located near to parks, golf courses and unspoilt parkland, yet you are never more than a short walk from an underground station and over-ground connections that reach London Paddington in a matter of minutes.





LOCATION

EALING MAP

AERIAL

GALLERY

IT'S ALL IN A FEALING

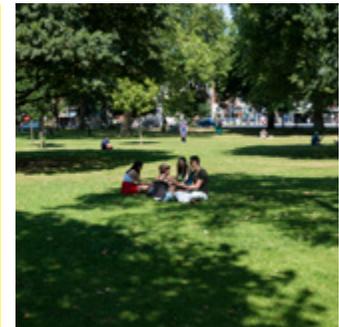
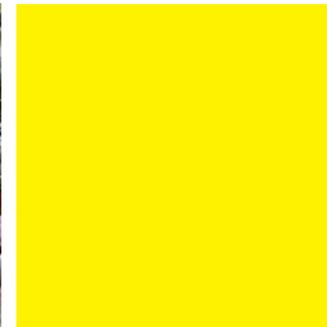
Arrive in Ealing by train, bus or tube and on your way to the office, grab some breakfast and a cuppa from one of the many coffee shops or deli's to get your day started. Or perhaps you need a morning workout at one of the local gyms to get your metabolism going. If you're cycling to work, you can grab a quick shower in the new shower rooms and get ready for the day ahead.

After a few hours of hard graft you deserve a break and Ealing's café culture could be just what you need to re-charge your batteries or maybe get a breath of fresh air and some thinking time in Walpole Park.

Back to the office for more meetings, why not take some treats from the local bakery in for your colleagues to make sure the blood sugar levels are high and everyone is productive until lunchtime.

Lunchtime arrives. If you have errands to run, pop into one of the local shops on Uxbridge Road or the shopping centres which is a short stroll away, to pick up that birthday card you forgot to send, or treat yourself to a new shirt for a night out later in the week.

Continued





LOCATION

EALING MAP

AERIAL

GALLERY

IT'S ALL IN A FEALING

Errands and retail therapy complete and there's still time to get a take-out lunch from that lovely little deli down the road and sit on one of the benches outside the office in the landscaped garden.

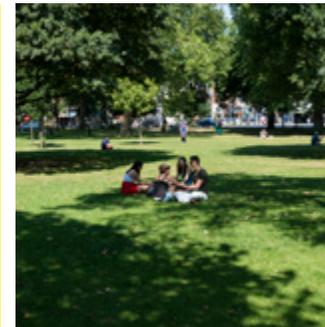
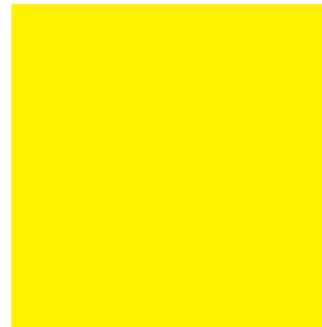
Right, batteries re-charged for the afternoon ahead, looking forward to after work drinks and a bite to eat. After great afternoon's work in a busy, dynamic and comfortable environment, you freshen up and head out with some colleagues to one of the lively bars or real ale pubs depending on the mood. Then onto a restaurant for a bite to eat, whether it's Italian, Polish or Asian food you fancy. There aren't enough days in the week to try them all!

Home time now, so you jump on the tube and are tucked up soundly within half an hour, ready for another busy day tomorrow.

Or are you? Maybe you just called into the Ealing Club to feel the vibes of this happening scene you have found yourself part of.

It's all in a fealing.

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LOCATION
MAP

EALING AMENITIES MAP

Click buttons below to reveal amenities

FEALING
HUNGRY

FEALING
REFRESHED

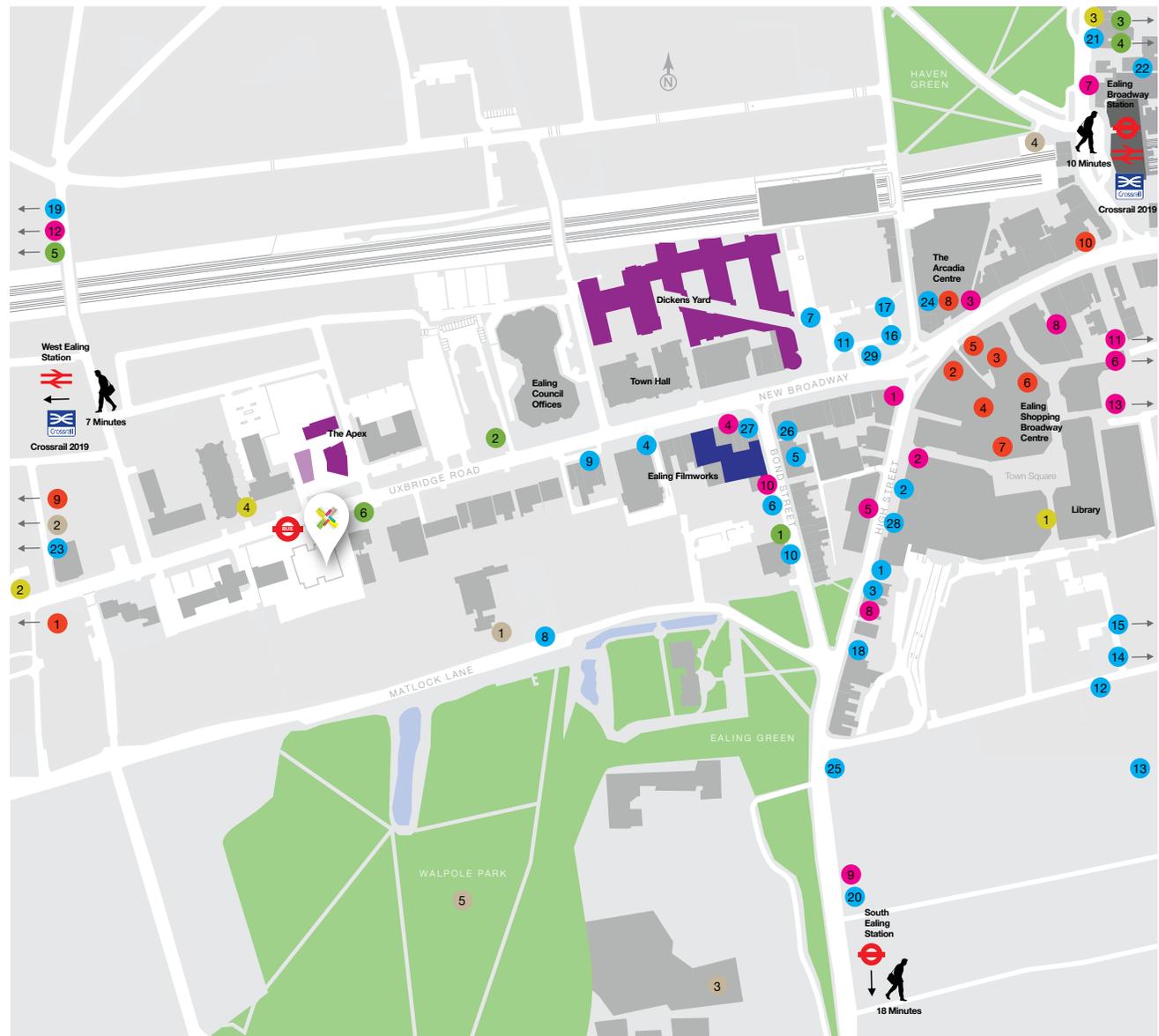
FEALING
SATISFIED

FEALING
CULTURED

FEALING
TIRED

FEALING
FIT

- New Residential
- Filmworks
- New Hotel
- Bus Stop





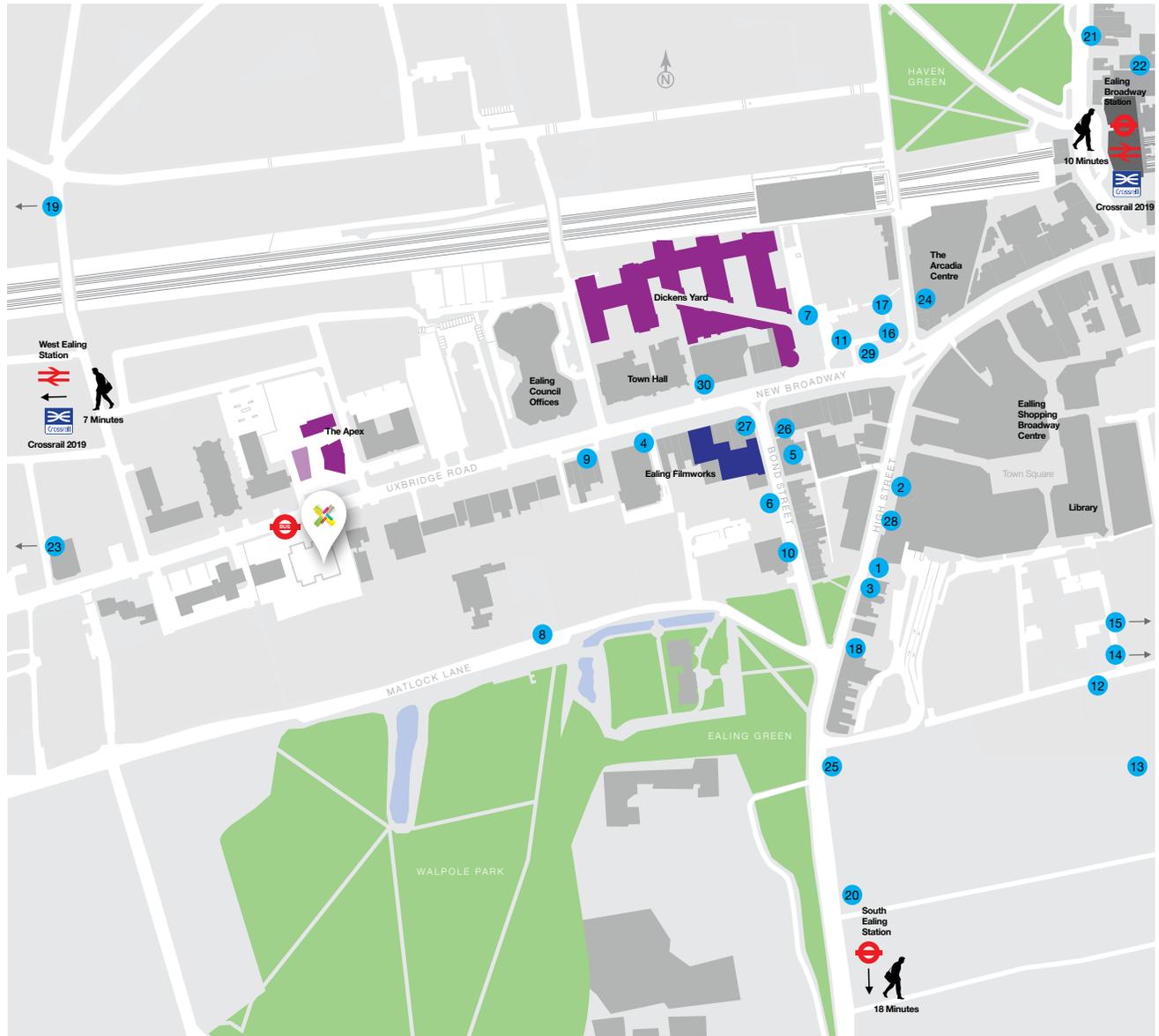
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LOCATION MAP

Reset

FEALING HUNGRY

- 1 Carluccios
- 2 Wagamama
- 3 Cote Brasserie
- 4 Karaam
- 5 Pizza Express
- 6 Okawari
- 7 Bella italia
- 8 Flavas
- 9 Hungry yeti
- 10 New leaf
- 11 @ Thai Canteen
- 12 Café Grove
- 13 Charlotte's Place
- 14 Atariya Sushi bar
- 15 Kiraku
- 16 Kerbisher & Malt
- 17 Tuk Cho
- 18 Café Rouge
- 19 Drayton Court
- 20 Santa Maria
- 21 2NX
- 22 GBK
- 23 Gospoda Vita
- 24 McDonalds
- 25 The Grove
- 26 Nandos
- 27 Maggie's
- 28 Turtle Bay
- 29 Bills
- 30 Franco Manca





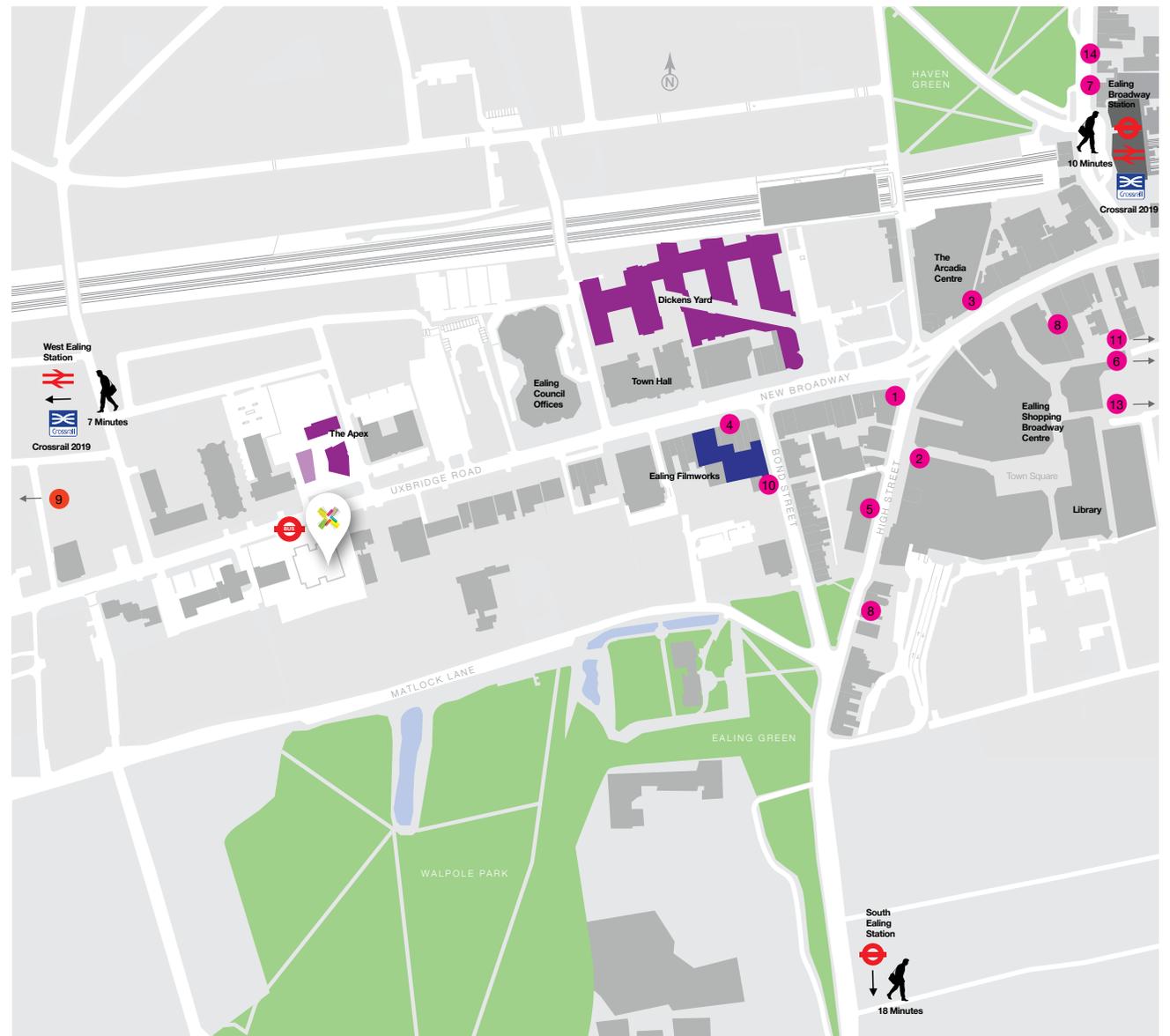
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LOCATION MAP

Reset

FEALING REFRESHED

- 1 Pret a Manger
- 2 Costa
- 3 Harris and Hoole
- 4 Caffè Nero Ealing Broadway
- 5 Cafe Magnolia
- 6 Natural Natural Japanese grocers
- 7 Café Freddo
- 8 Starbucks Coffee
- 9 The Red Lion
- 10 Zaytoon
- 11 Viona Iranian patisserie
- 12 Cafe Onik
- 13 Mugi
- 14 Electric Coffee Company





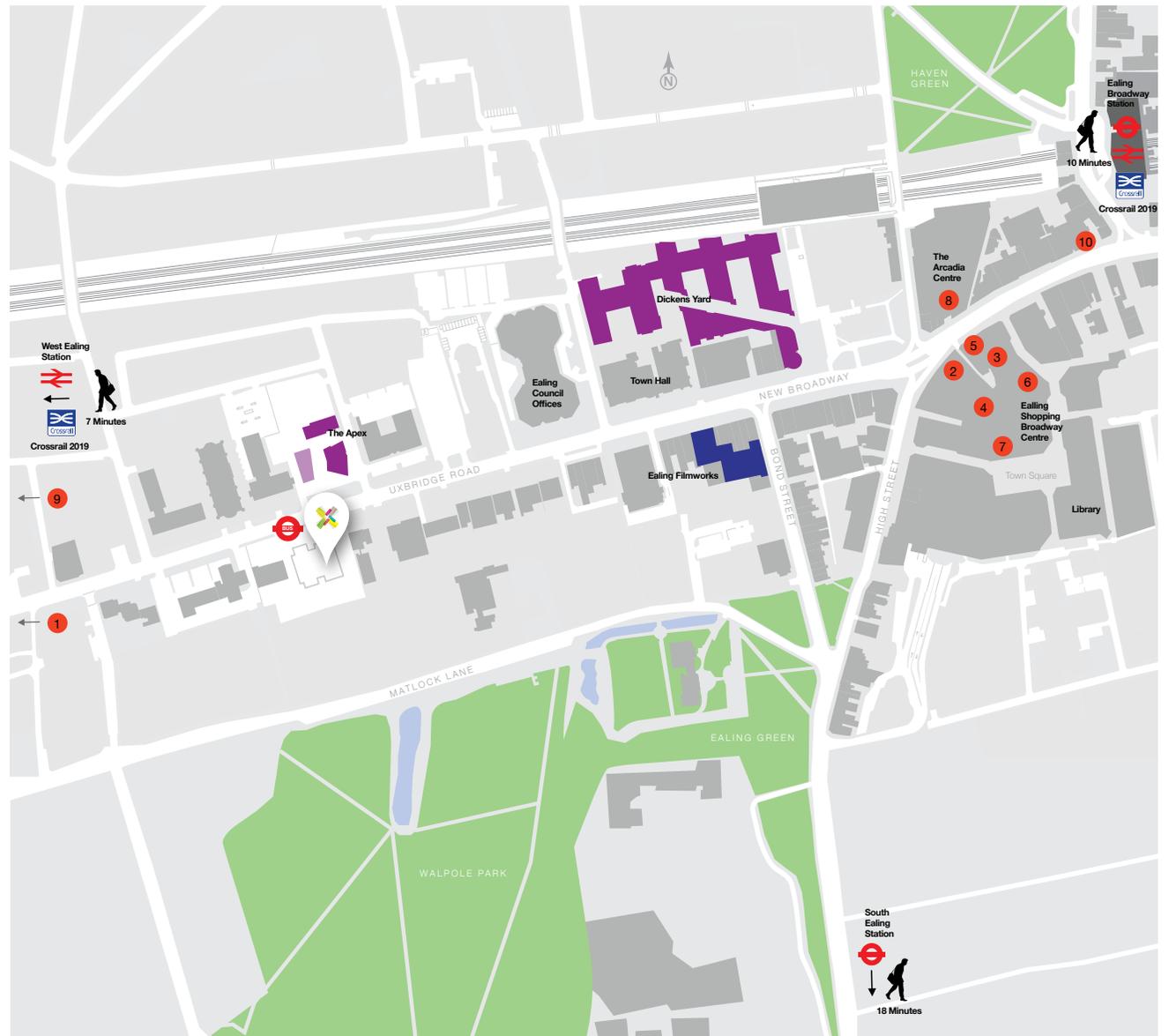
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LOCATION MAP

Reset

FEELING SATISFIED

- 1 Tesco Express
- 2 M&S
- 3 Fat Face
- 4 H&M
- 5 TK Maxx
- 6 Primark
- 7 Boots
- 8 Arcadia Centre
- 9 Morrisons
- 10 Sainsburys local





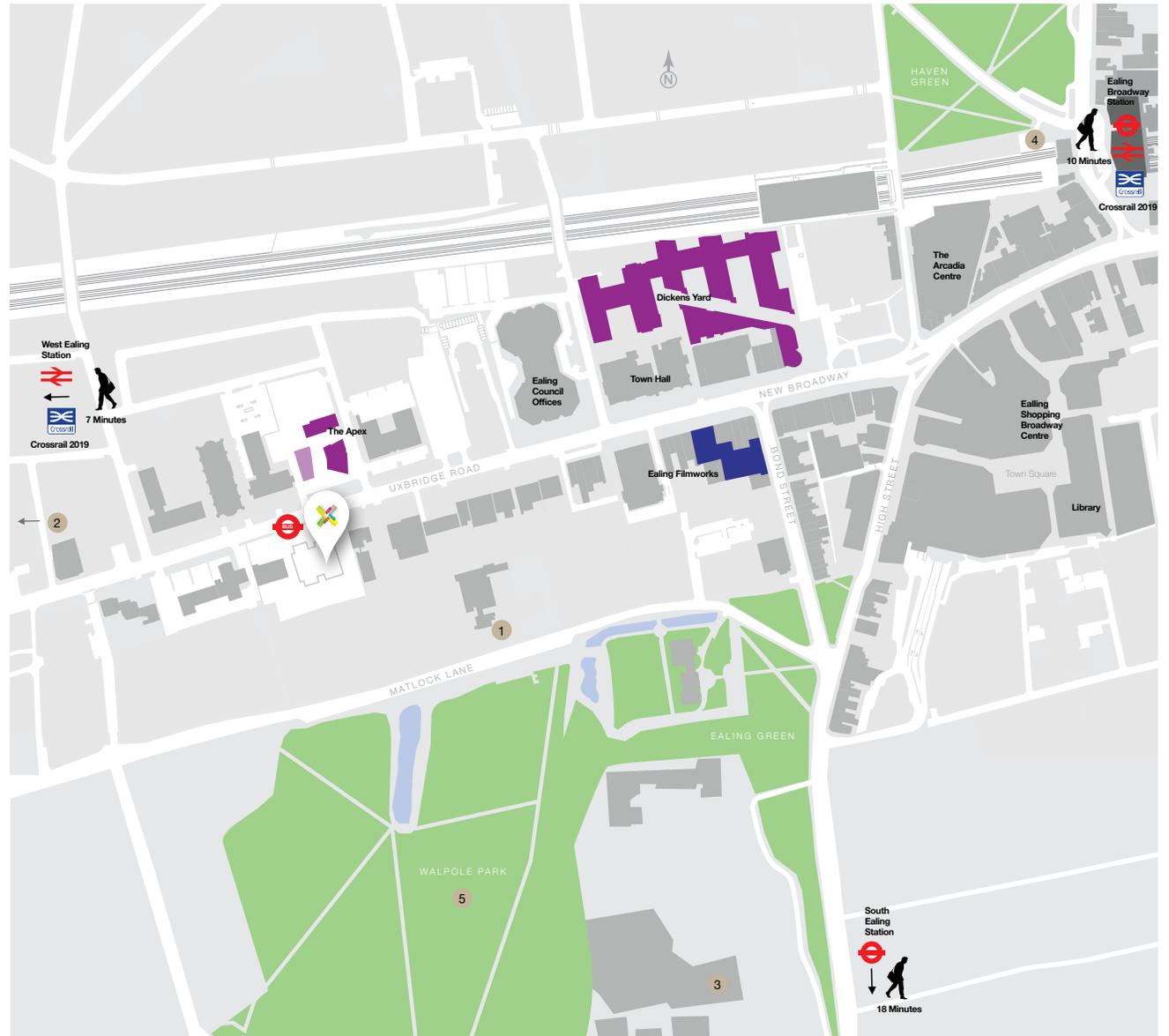
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LOCATION MAP

Reset

FEALING CULTURED

- 1 Ealing Questors Theatre
- 2 Open Ealing
- 3 Ealing Studios
- 4 The Ealing Club
- 5 Walpole Park





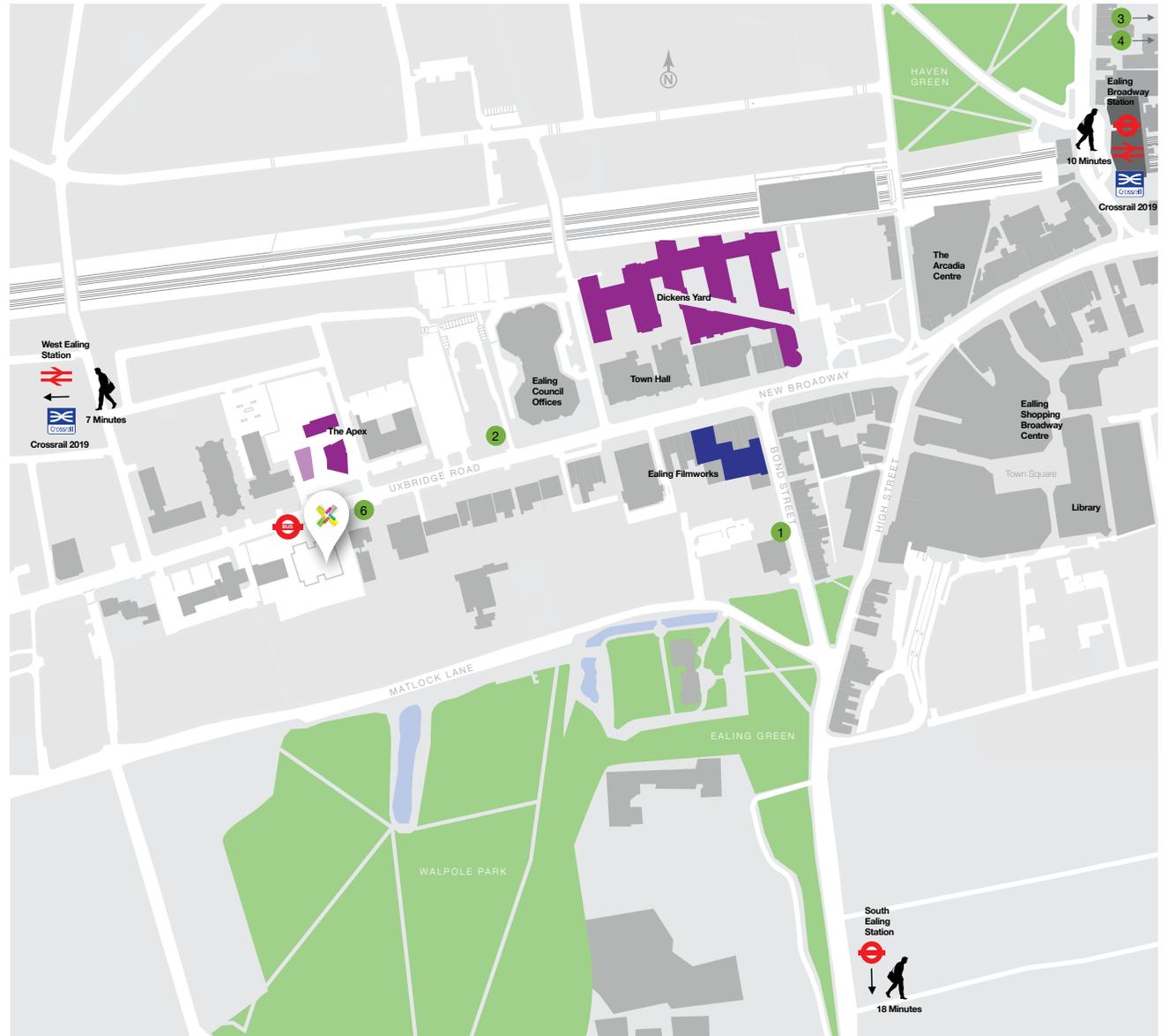
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LOCATION MAP

Reset

FEALING TIRED

- 1 Hotel Xanadu
- 2 Premier Inn London
- 3 DoubleTree
- 4 Hotel 55
- 5 The Drayton Court Hotel
- 6 Travelodge





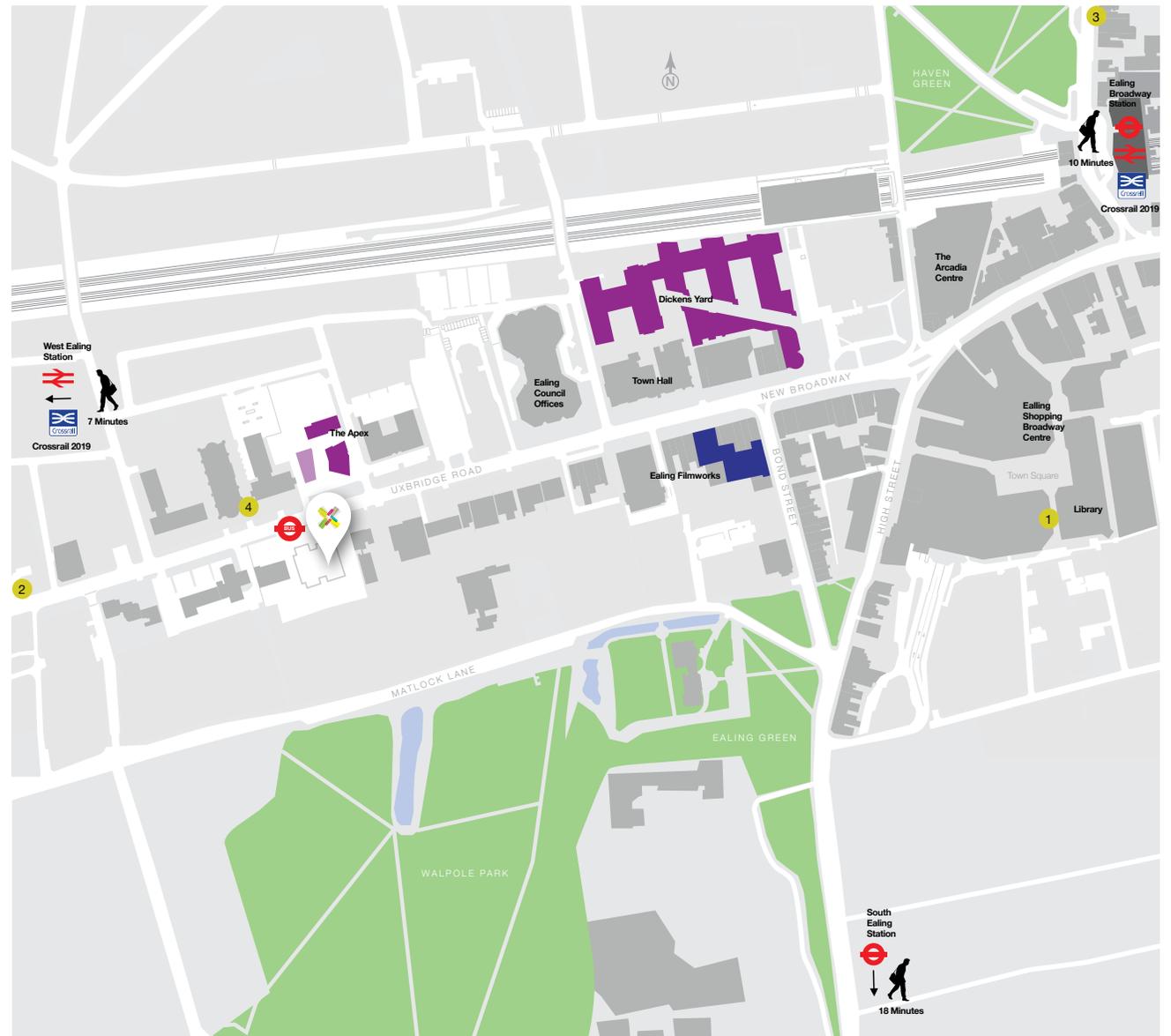
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LOCATION MAP

Reset

FEALING FIT

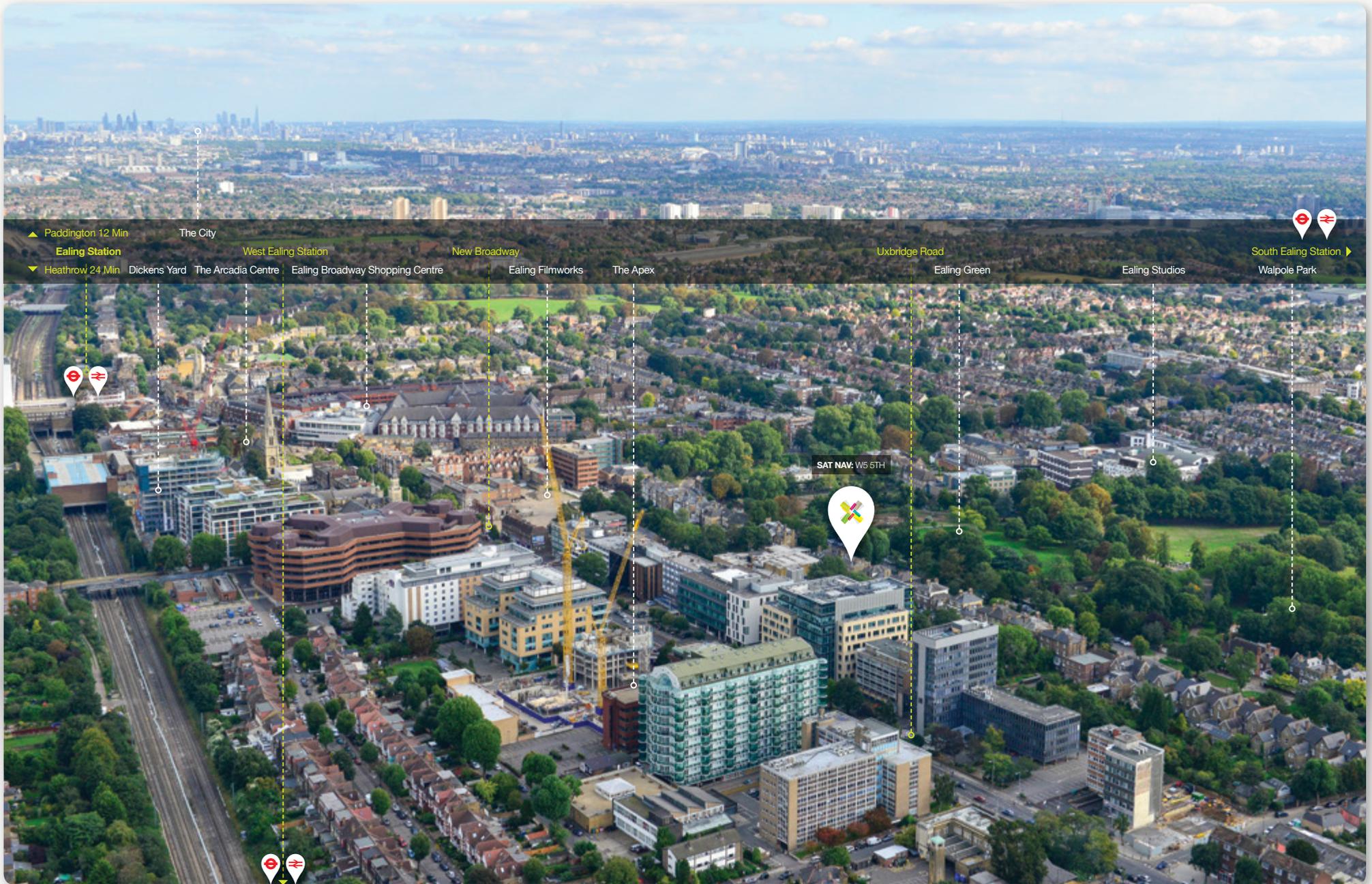
- 1 Virgin Active
- 2 The Gym
- 3 Ealing Squash & Fitness
- 4 Eden Fitness





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LOCATION AERIAL





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LOCATION
GALLERY

EALING GALLERY





LONDON MAP

TUBE MAP

BUS ROUTES

FINDING THE FEALING

At Ealing Cross, you find yourself seriously well connected as it sits right in the middle of West Ealing, South Ealing and Ealing Broadway tube stations and overground rail stations.

Ealing Broadway is already one of the capital's major transport hubs but connectivity is getting even better with Crossrail opening from 2019 at Ealing Broadway and West Ealing, halving journey times to City and Canary Wharf.

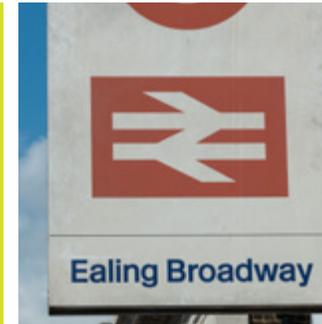
Ealing is the centre of a bus network; numerous buses stop at Ealing Broadway and five bus services directly outside Ealing Cross.

For drivers, Ealing Cross is still an easy commute, as it sits on Uxbridge Road which runs straight into central London and is easily reached from the M4, M40 and M25 motorways too.

- 10 MINUTES TO PADDINGTON BY TRAIN

- 8 TRAINS PER HOUR TO AND FROM LONDON PADDINGTON

- 18 MINUTES TO HEATHROW BY TRAIN



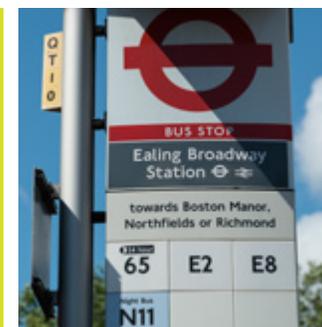
- 15 MINUTES DRIVE TO THE M4, A40/M, M1 AND M25

- 18 MINUTES ON FOOT TO SOUTH EALING (PICCADILLY LINE)



- CROSSRAIL SERVICES FROM 2019

- 10 MINUTES ON FOOT TO EALING BROADWAY STATION



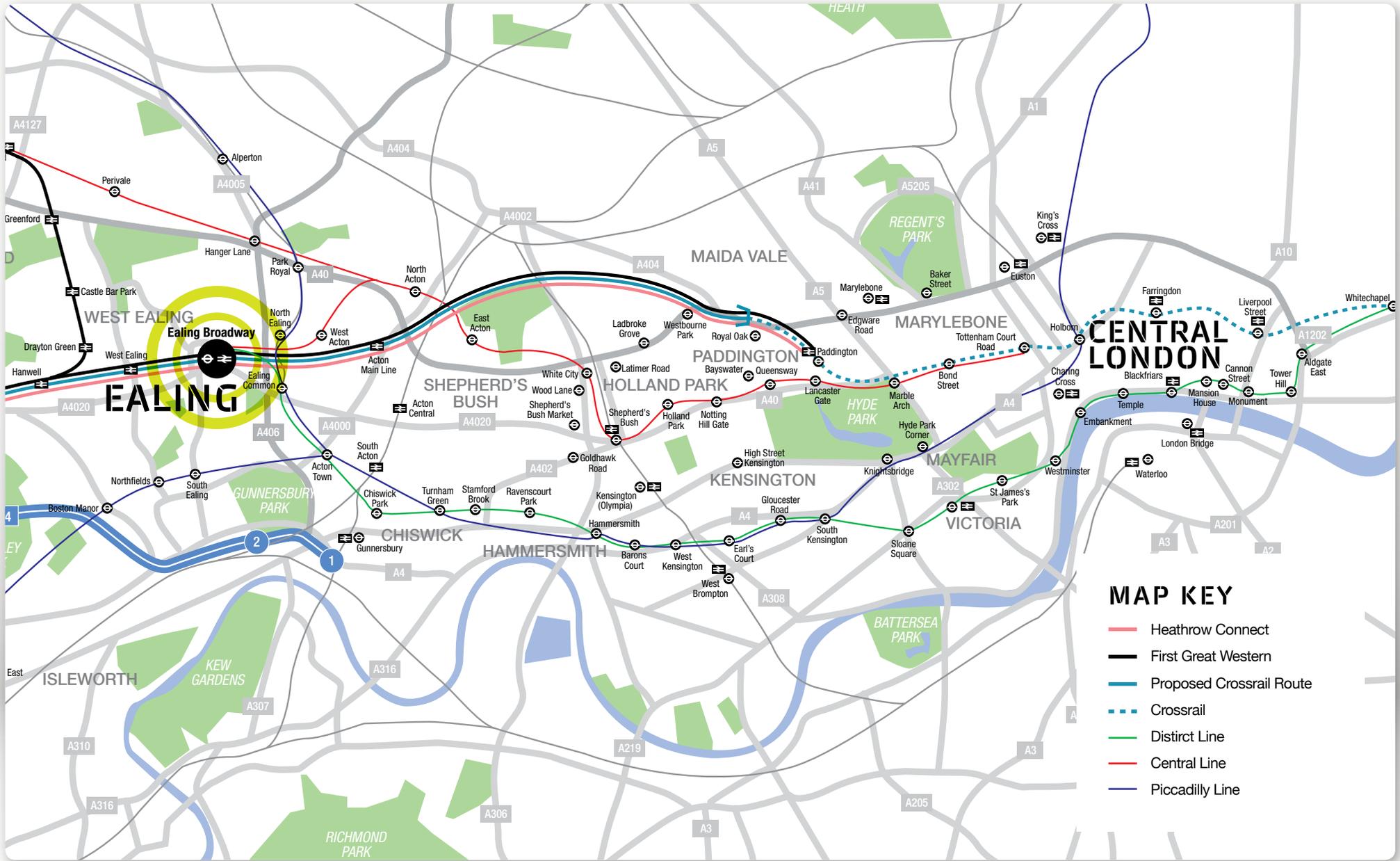
- 9 CAR PARKS WITHIN WALKING DISTANCE

- 15 BUS ROUTES SERVICING THE AREA WITH BUSES PASSING EVERY 3.5 MINUTES



CONNECTIVITY LONDON MAP

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MAP KEY

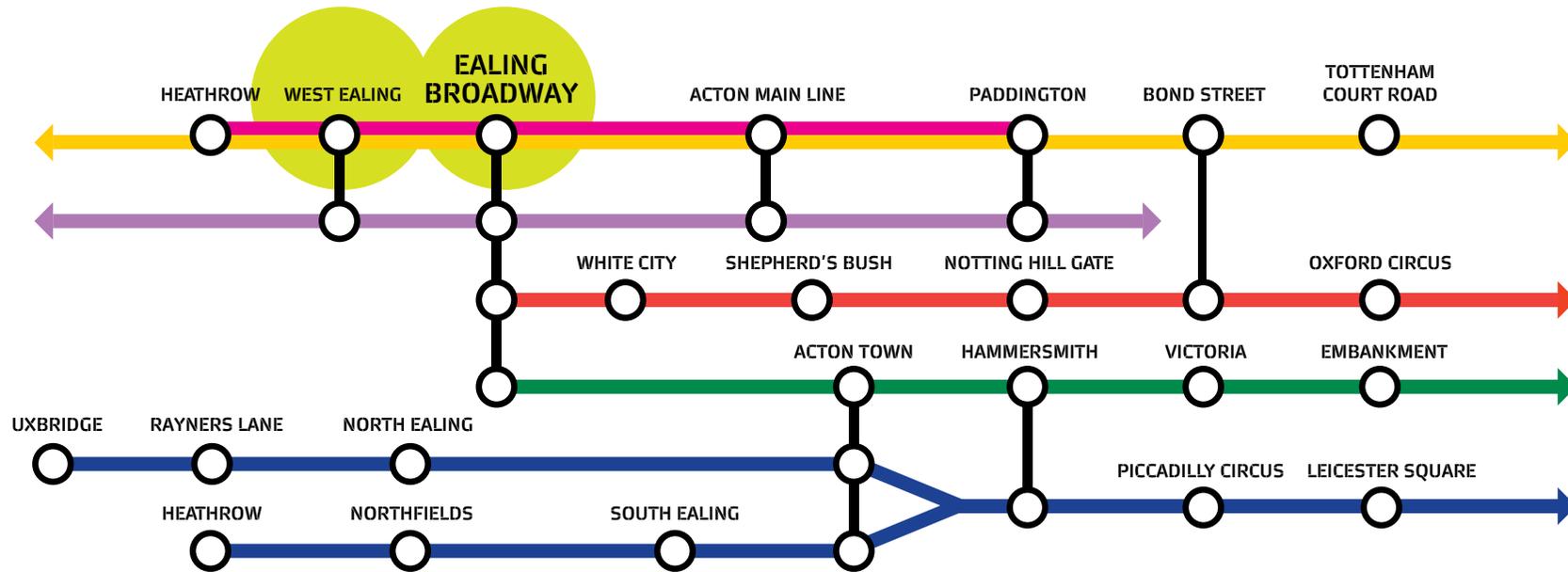
- Heathrow Connect
- First Great Western
- Proposed Crossrail Route
- Crossrail
- District Line
- Central Line
- Piccadilly Line



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CONNECTIVITY TUBE MAP

■ Heathrow Connect ■ Rail ■ Crossrail (Under Construction) ■ Central Line ■ Piccadilly Line ■ District Line



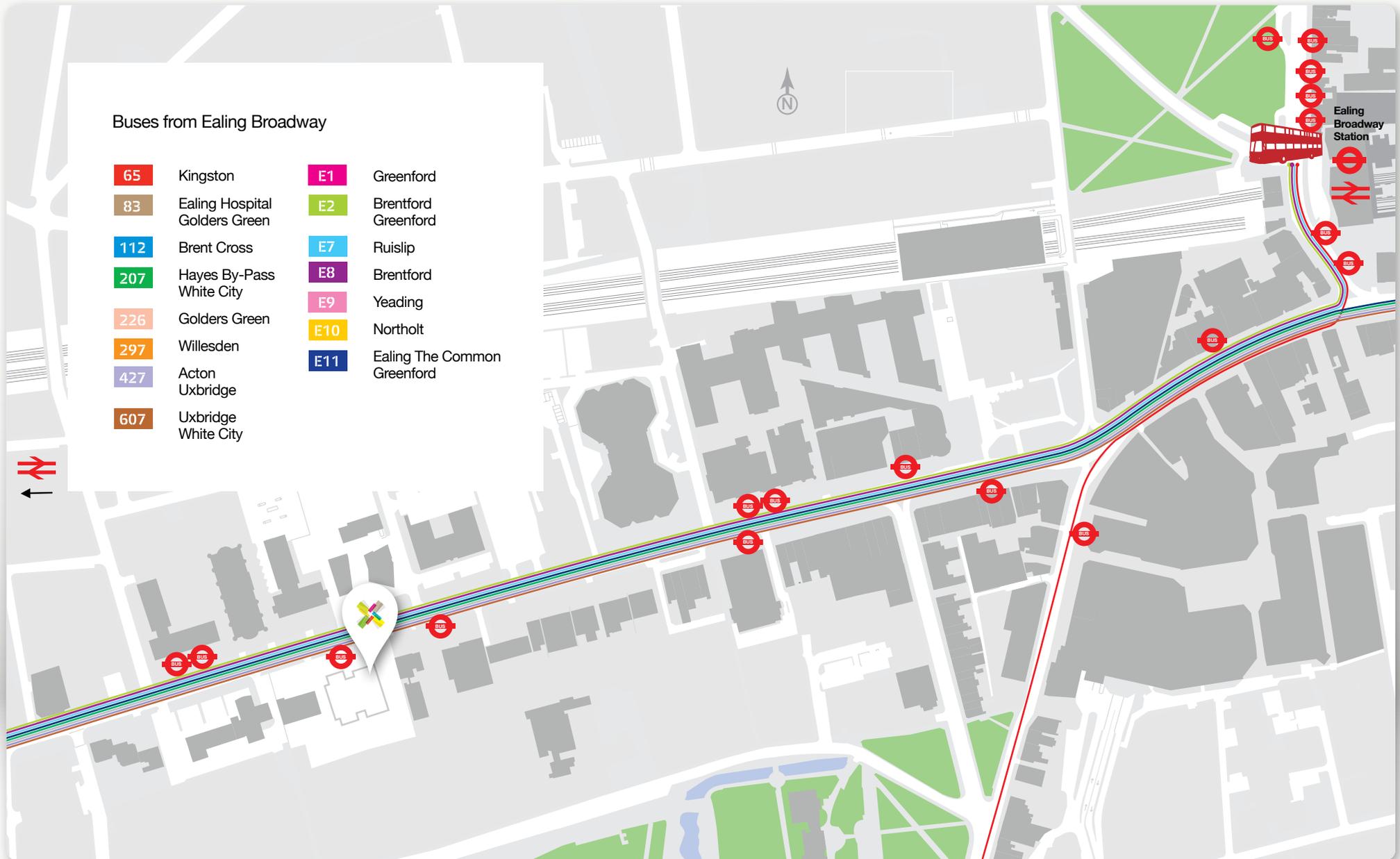


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CONNECTIVITY BUS ROUTES

Buses from Ealing Broadway

- | | | | |
|------------|----------------------------------|------------|--------------------------------|
| 65 | Kingston | E1 | Greenford |
| 83 | Ealing Hospital
Golders Green | E2 | Brentford
Greenford |
| 112 | Brent Cross | E7 | Ruislip |
| 207 | Hayes By-Pass
White City | E8 | Brentford |
| 226 | Golders Green | E9 | Yeading |
| 297 | Willesden | E10 | Northolt |
| 427 | Acton
Uxbridge | E11 | Ealing The Common
Greenford |
| 607 | Uxbridge
White City | | |





FLOOR PLANS



FEELING AT EASE

Step through the door into the double-height reception and enjoy the feeling that comes from working in the only Grade A office in the area.

As you look out through the floor-to-ceiling windows, you can see some of the new prestigious hotel, residential and office developments that are changing the face of this London borough.

FIRST FLOOR

Uxbridge Road

17,213 sq ft

Floor	sq ft	sq m
7th	Let to Red Bee Media	
6th	Let to Red Bee Media	
5th West	Let to AIB	
5th East	Let to IDC	
4th	Let to Dunnhumby (Avail. Q4 2016)	
3rd	Let to Dunnhumby (Avail. Q4 2016)	
2nd East	Let to Ringcentral	
2nd West	Let to Toluna	
1st	17,213	1,599
Ground East	Let to Employee Advisory Resource Ltd	
Ground West	Let to Global Medics	
Ground Part West	Let to AIB	
Total Available	17,213	1,599

[DOWNLOAD PLANS](#)



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AVAILABILITY
GROUND
FLOOR



85 UXBRIDGE ROAD | LONDON



FEALING RESPONSIBLE

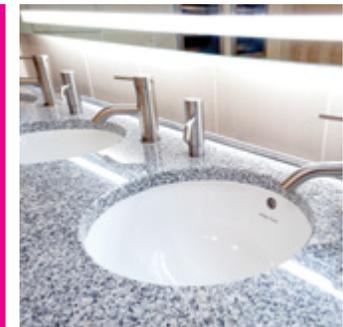
FEALING INSPIRED

Carefully designed floorplates maximize the use of natural light and space throughout the building. Perimeter glazing to all elevations surround large, regular floors and create highly efficient office space with a superb interior specification.

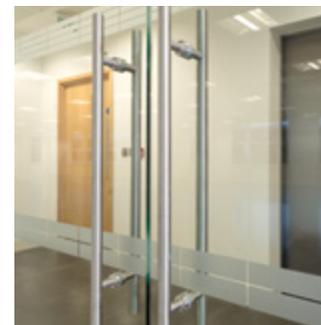
- COMBINED COOLING, HEATING AND POWER (CCHP) EALING CROSS IS A HIGHLY SUSTAINABLE AND EXCEPTIONALLY ENERGY EFFICIENT BUILDING WITH AN EPC RATING OF B (SCORE 39) AND IS DESIGNED TO ACHIEVE A 'VERY GOOD' BREEM RATING



- TOTAL OF 32 CAR PARKING SPACES ON SITE
- COMPLIANT WITH GLA ENERGY POLICIES AND PART L INCLUDING 10% RENEWABLE ENERGY.
- DOUBLE HEIGHT RECEPTION
- CIRCA 18,000 SQ FT FLOOR PLATES



- FOUR PASSENGER LIFTS (3X13 PERSON/ 1X16 PERSON) AND FIRE FIGHTING/GOODS LIFT
- CIRCA 135,000 SQ FT OF HIGH QUALITY OFFICE ACCOMMODATION OVER 8 FLOORS
- 74 CYCLE RACKS
- ON SITE SHOWER AND DRYING FACILITIES



- VISITOR AND DISABLED PARKING
- GRADE A SPECIFICATION INCLUDING FOUR PIPE FAN COIL AIR-CONDITIONING, FULL ACCESS RAISED FLOORING AND LG7 COMPLIANT INTELLIGENT LIGHTING



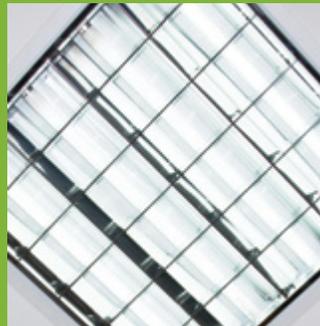
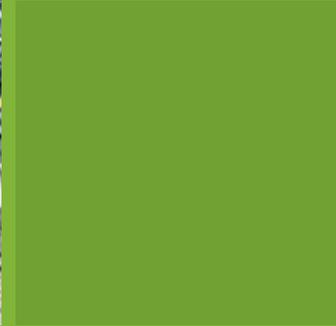
FEALING RESPONSIBLE

The built environment contributes heavily to emission of carbon and other harmful pollutants. Occupiers of Ealing Cross can take comfort from the building having been constructed in a way to reduce their running costs and carbon footprint.

The triple-glazed windows let an abundance of natural light into the building whilst heat loss is minimised by use of high performance glass. The on-site combined heat and power plant utilises renewable energy sources, with a biomass boiler providing energy efficient heating. For those looking to arrive at Ealing Cross by sustainable means, electric vehicle charging points, 74 bike racks and shower/drying rooms are provided.

As a result of intelligent design the building has been awarded an Energy Performance Certificate of 'B' and a BREEAM assessment of 'Very Good'.

Whist feeling responsible, you'll reap the financial benefit too.





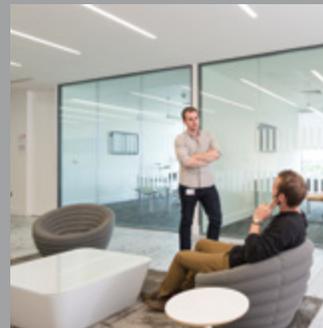
FEALING DIFFERENT

So we've dropped a few hints already about the great news that Crossrail is coming to Ealing but it means much more than just another transport link in an already brilliantly connected place. It means money and opportunities are flowing, so before those passengers start arriving, the investors have come to get the party started. Come and join in!

Those investors we've mentioned are also re-developing the old Forum cinema site into a new multiplex, which is only right and proper in a place that is home to Ealing Studios, the birthplace of the British film industry.

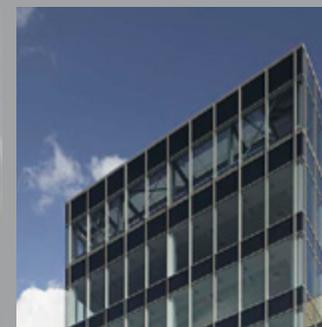
Fantastic new residential developments are underway too, so you may even decide that you like it so much you're going to move here.

So the future's bright, get in early and come and be part of the buzz while you have the chance.



- 32 CAR SPACES INCLUDING 5 DISABLED SPACES AND 3 ELECTRIC CHARGING BAYS
- 74 BIKE RACKS
- 10 MOTOR BIKE BAYS

[VIEW MASTERPLAN](#)





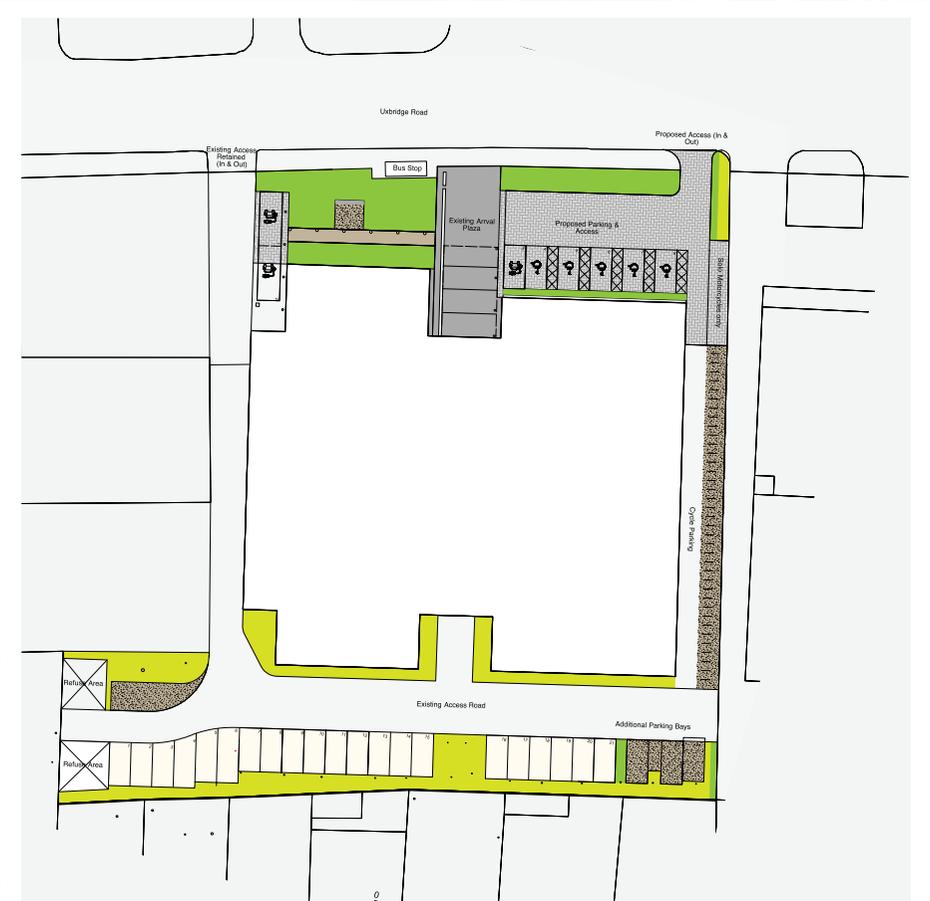
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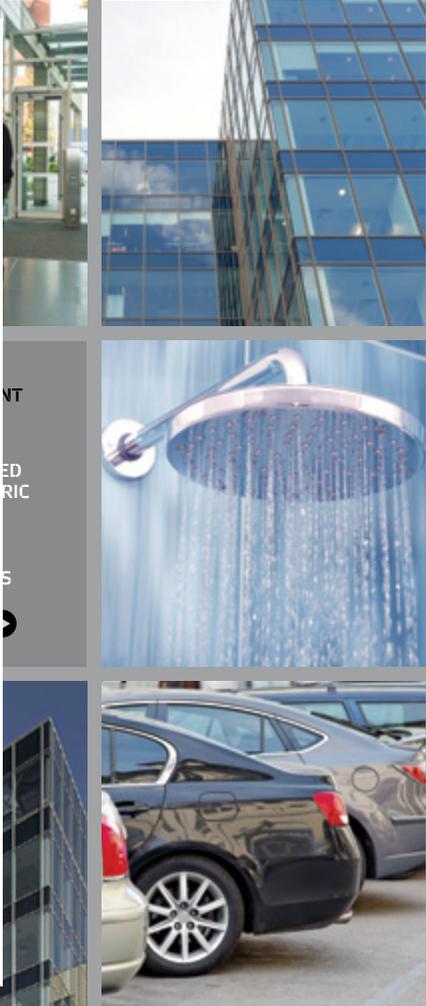
Those investors we've mentioned are also planning to turn the Forum cinema site into a new multiplex, a proper in a place that is home to Ealing Studios, the British film industry.

Fantastic new residential developments are being planned. You may even decide that you like it so much you want to move here.

So the future's bright, get in early and come and see it while you have the chance.



CLOSE MASTERPLAN





FEELING IN TOUCH



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